



SCHOOL BOARD UPDATE

January 22, 2025

I. Schedule

II. Phase 1: Elementary and MS Projects

III. Phase 1: Falcon Fields, MS Site, & HS Turf

IV. Project Estimates and Soft Costs

V. Phase 2: Discussion

VI. Next Steps



Agenda

Phase 1: Committee Recommendation

✓ **Elementary Buildings: HVAC Replacement**

- East Hanover
- South Hanover
- Londonderry
- Nye

✓ **Middle School: HVAC Replacement**

✓ **Athletic Site Improvements**

- Falcon Fields & Parking
- High School Turf Field



Phase 1: Committee Recommendation

\$33.5M - \$42.0M

Phase 1: Committee Recommendation

✓ **Elementary Buildings: HVAC Replacement**

- East Hanover \$3.9M - \$4.7M
- South Hanover \$3.7M - \$4.6M
- Londonderry \$4.2M - \$5.1M
- Nye \$3.6M - \$4.4M

✓ **Middle School: HVAC Replacement** \$9.1M - \$11.1M

✓ **Athletic Site Improvements**

- Falcon Fields & Parking \$7.9M - \$10.5M
- High School Turf Field \$1.1M - \$1.6M

Phase 1: Committee Recommendation

\$33.5M - \$42.0M



Elementary & Middle School CAPITAL needs

PRIORITY SCALE

- | |
|--|
| 1 - IMMEDIATE |
| 2 - WITHIN 5 YEAR CAPITAL IMPROVEMENT PLAN |
| 3 - PREVENTATIVE MAINTENANCE (CATCH UP) |
| 4 - PROGRAMMING |
| 5 - PREVENTATIVE MAINTENANCE (OWN STAFF) |



- **Priority 1 & 2**
 - Heating, Ventilation, Air Conditioning (HVAC)
 - Dehumidification
 - Automated Building Controls (HVAC)
- **Priority 3, 4, & 5**
 - Site
 - General Construction
 - Plumbing
 - Electrical, Data, Telecom



Elementary & Middle School – Phase 1

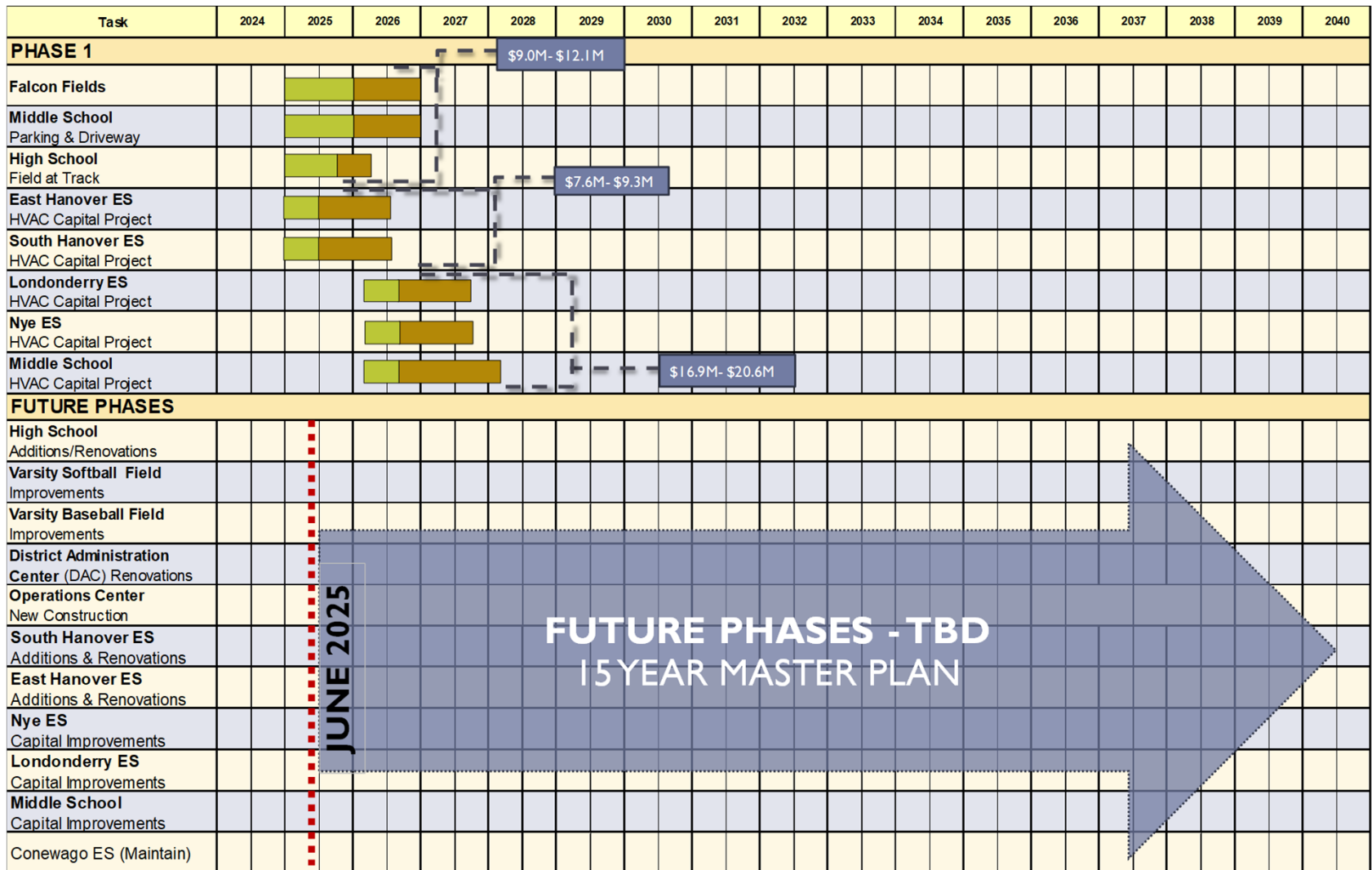


- ✓ **One for One Replacement**
- **Phase 1 Scope: *Replacement of...***
 - Boiler(s)
 - Pump(s)
 - Chiller(s)
 - Unit Ventilators & Packaged Units
 - With Dehumidification
 - Kitchen Exhaust Fans & Make-up Air Units
 - Building Control Replacement



Elementary & Middle School – Phase 1

PHASE 1

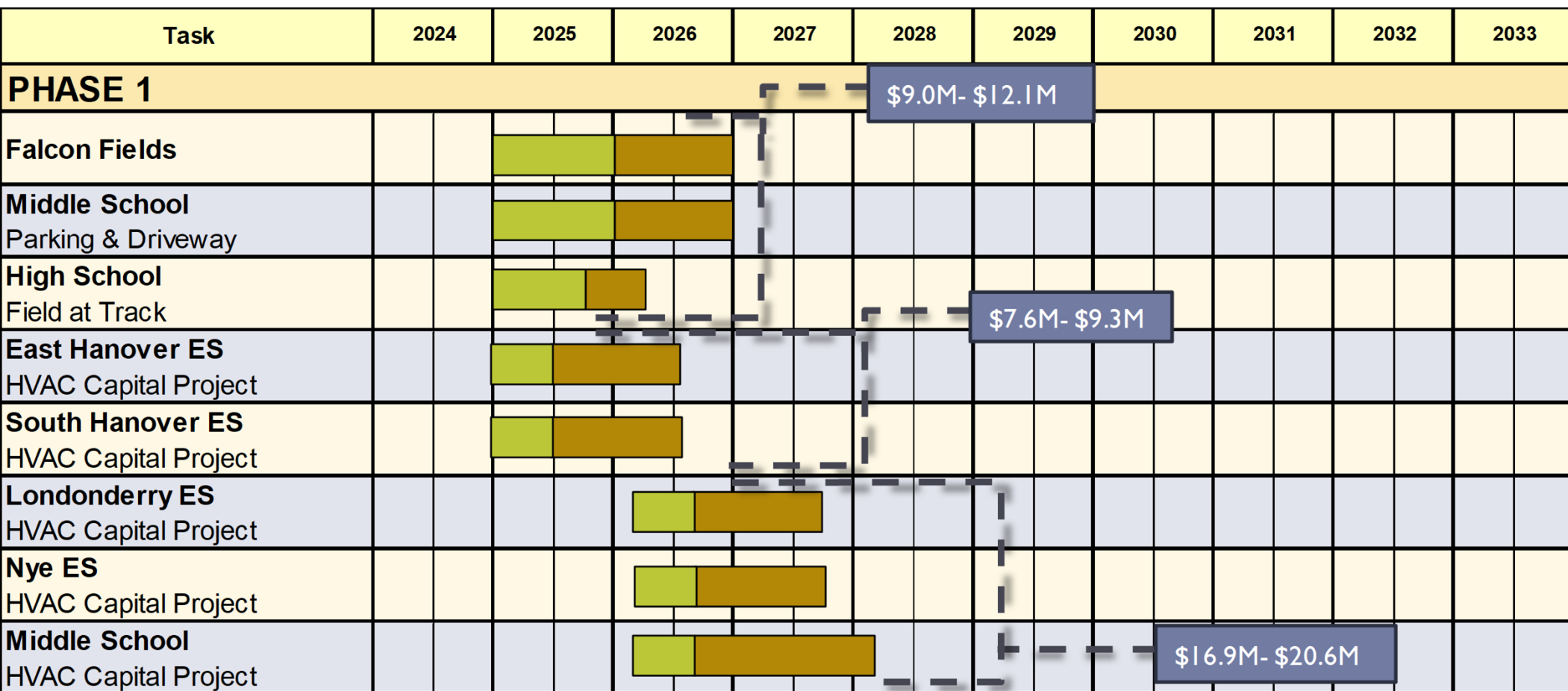


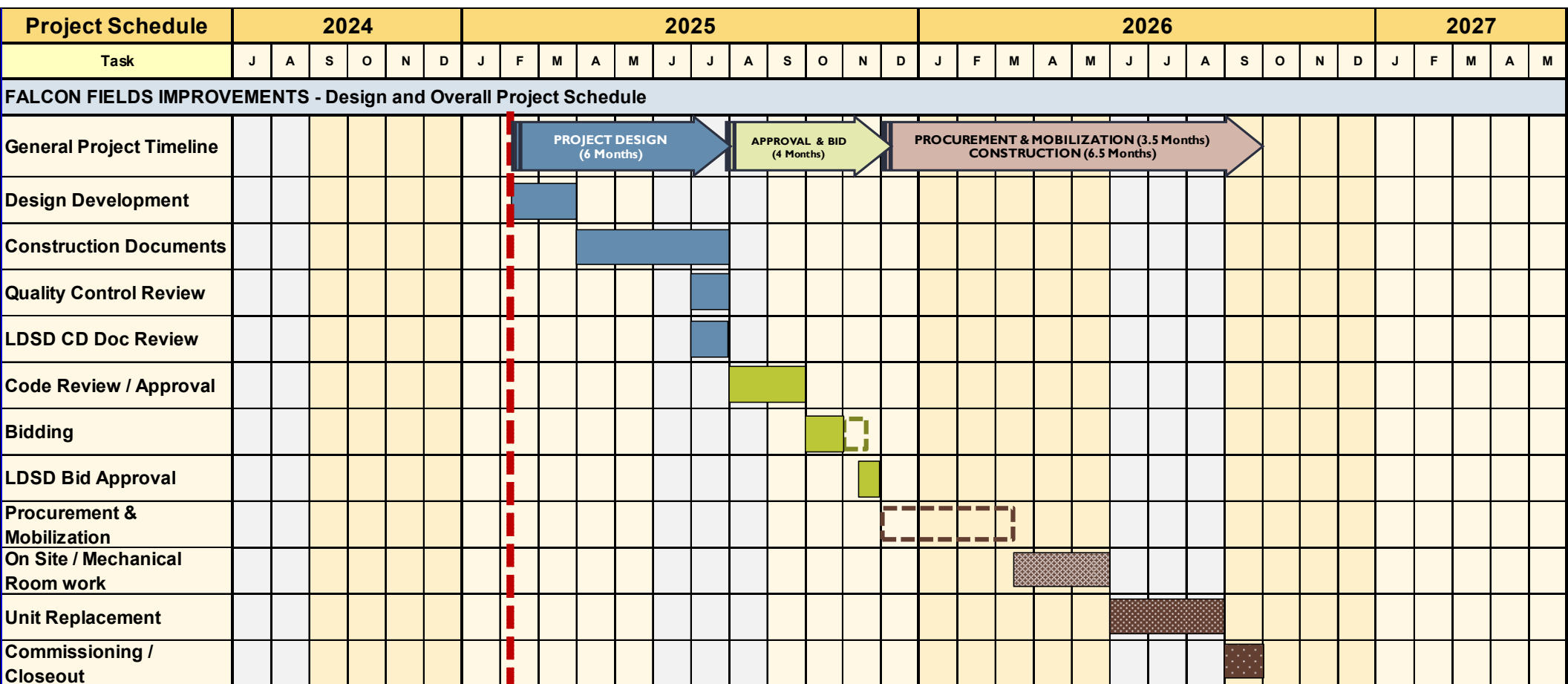
FUTURE PHASES - TBD
15 YEAR MASTER PLAN

JUNE 2025

KEY	Design
	Construction

Phase 1: Timeline





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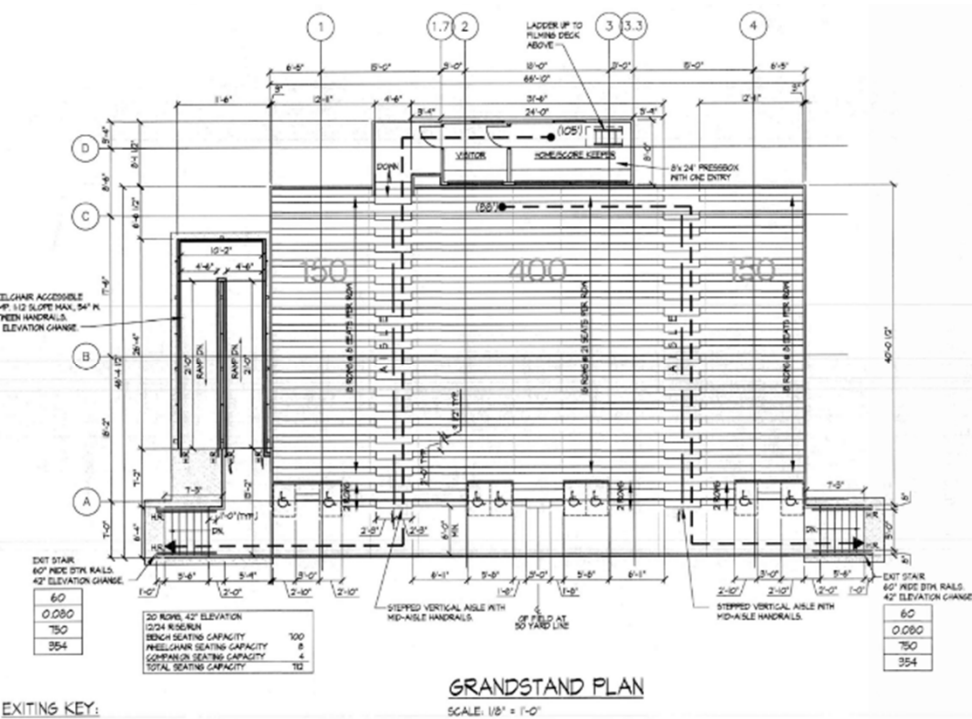
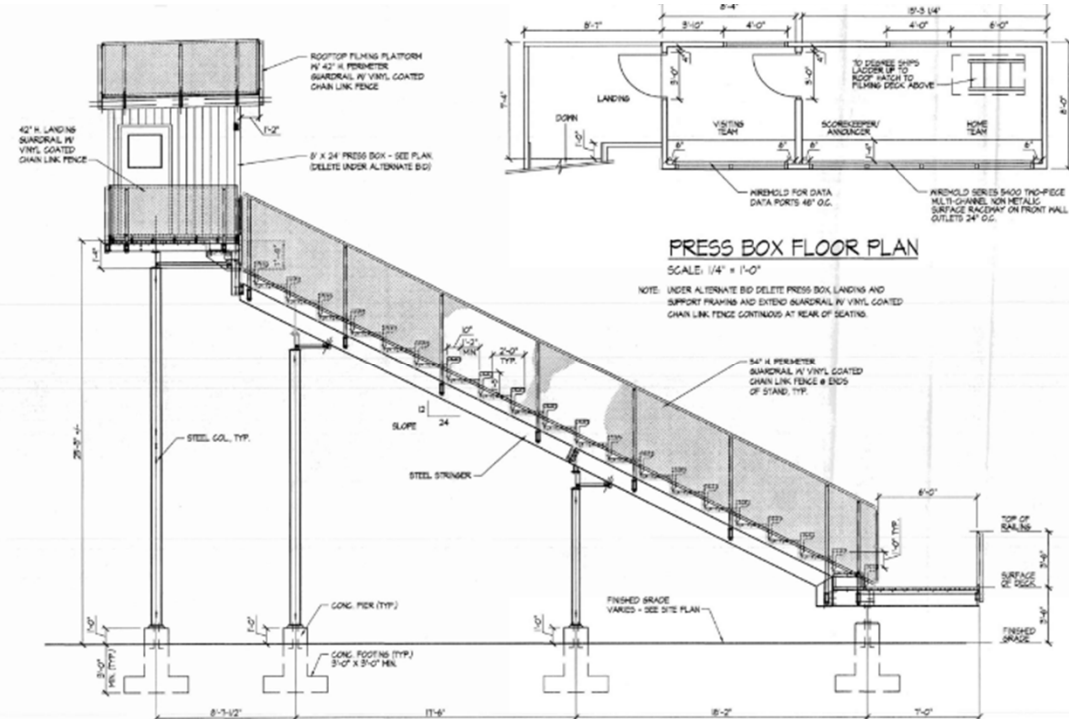
VI. Next Steps



Agenda



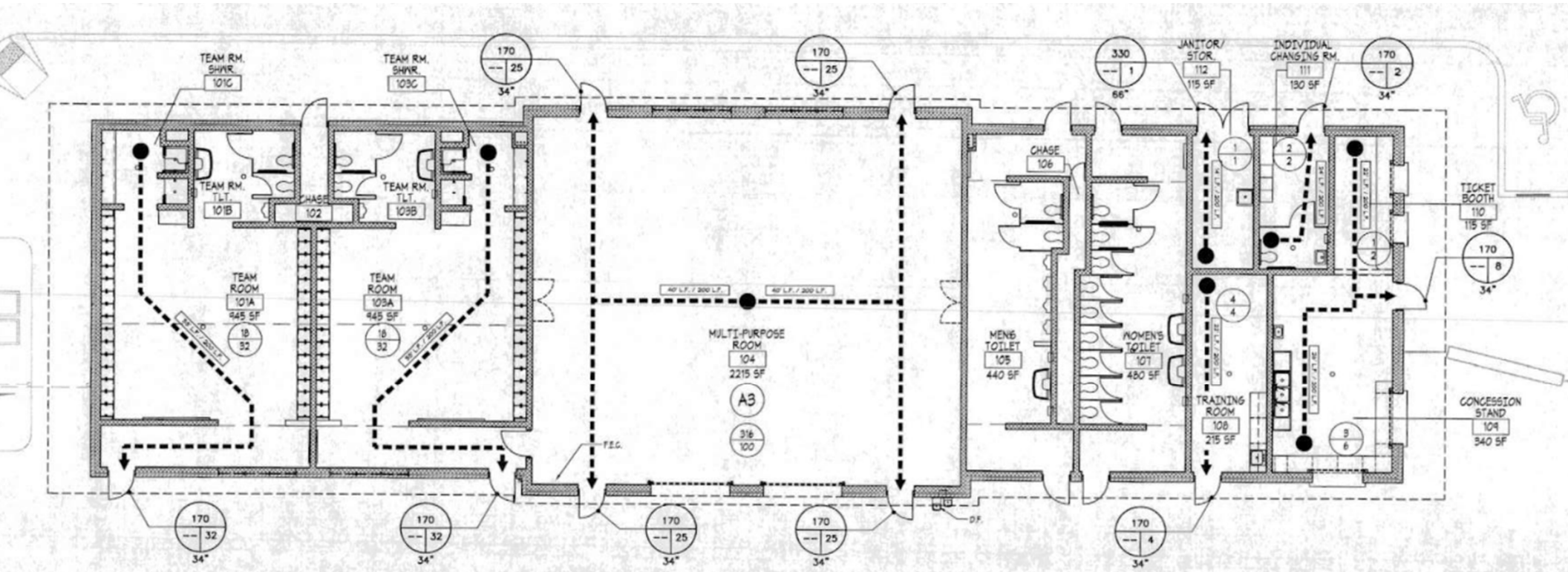
Existing Falcon Fields



- Occupants = 712



Existing Grandstands & Press Box (2009)



Toilets

- Occupants = 712 (divided by 2 = 356 per gender)
- 9 Female
- 6 Male
- 1 Individual Changing Room



Existing Field House (2014)

Falcon Fields

\$5.9M - \$7.1M

- *Grandstands*
- *Fieldhouse under Grandstands*
- *Pedestrian Concourse & Fencing*

Parking & Driveways

\$2.0M - \$3.4M

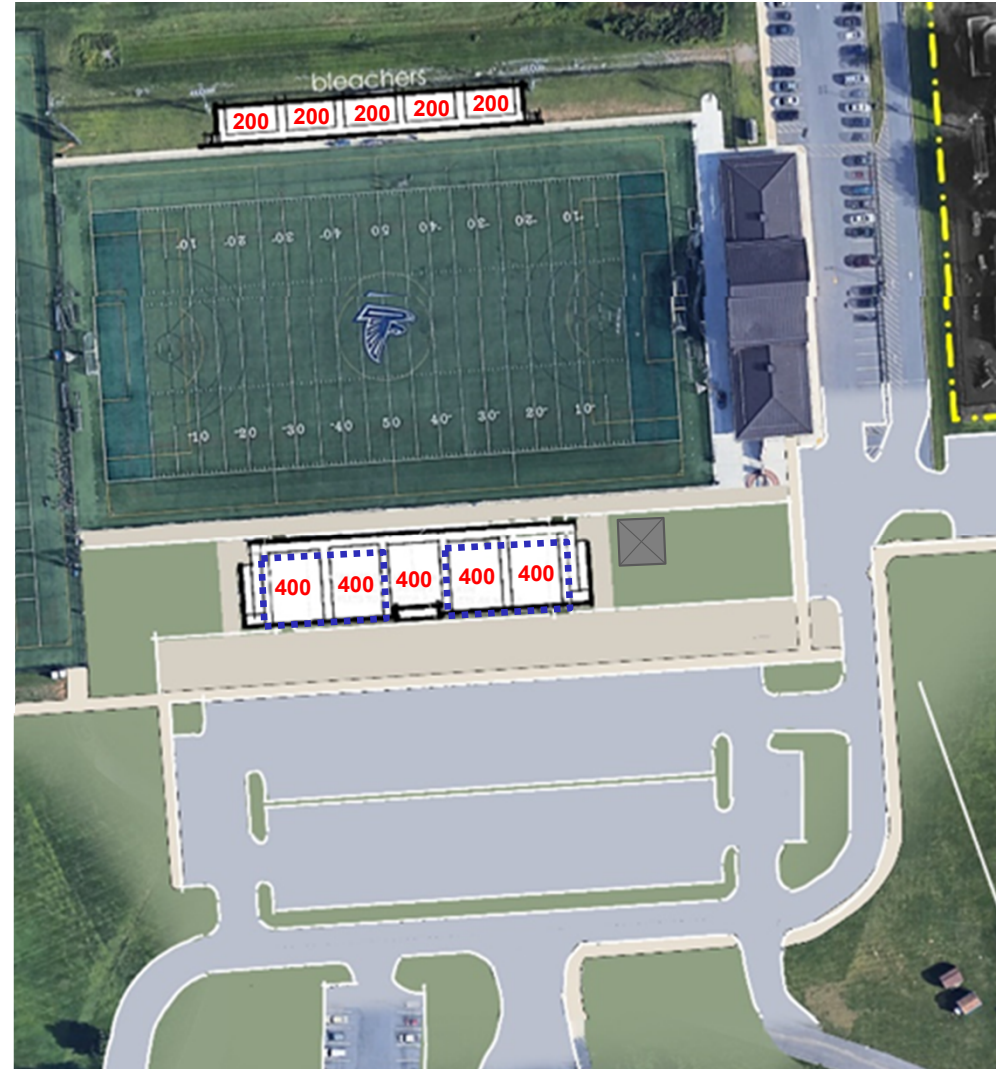
- *New Parking at Falcon Fields*
- *New Parking at JV Baseball*
- *Additional Event Parking*
 - *Existing Parking Count: 347 spaces*
 - *Net 140 new asphalt parking*
 - *Net 290 new spaces w/ grass area*
 - *+ 50 spaces at MS curbside*
 - *687 +/- spaces Total (double exist. Count)*
- *Potential to connect off-site*



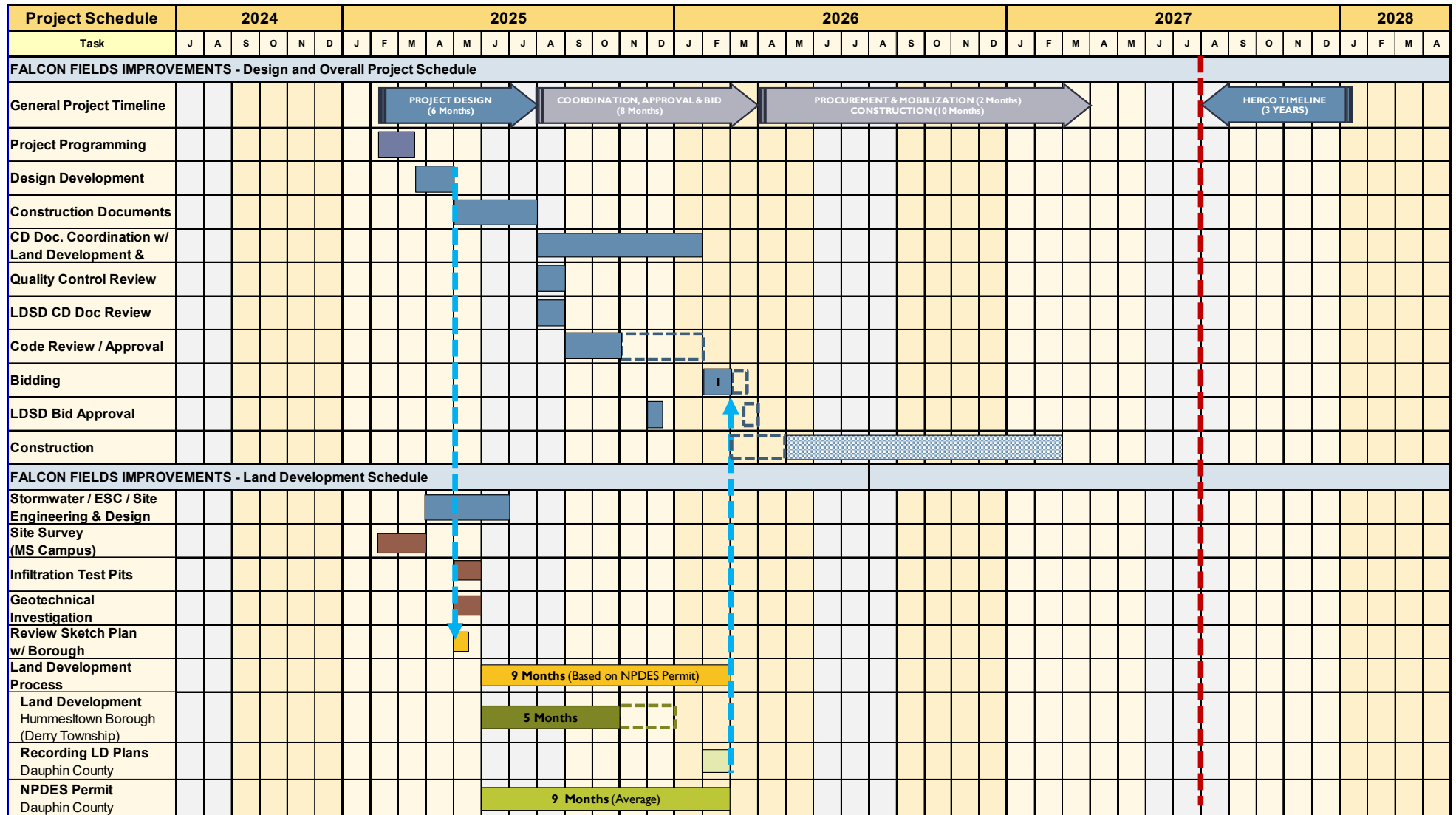
Improvements to Falcon Fields

Falcon Fields: Concept Scope

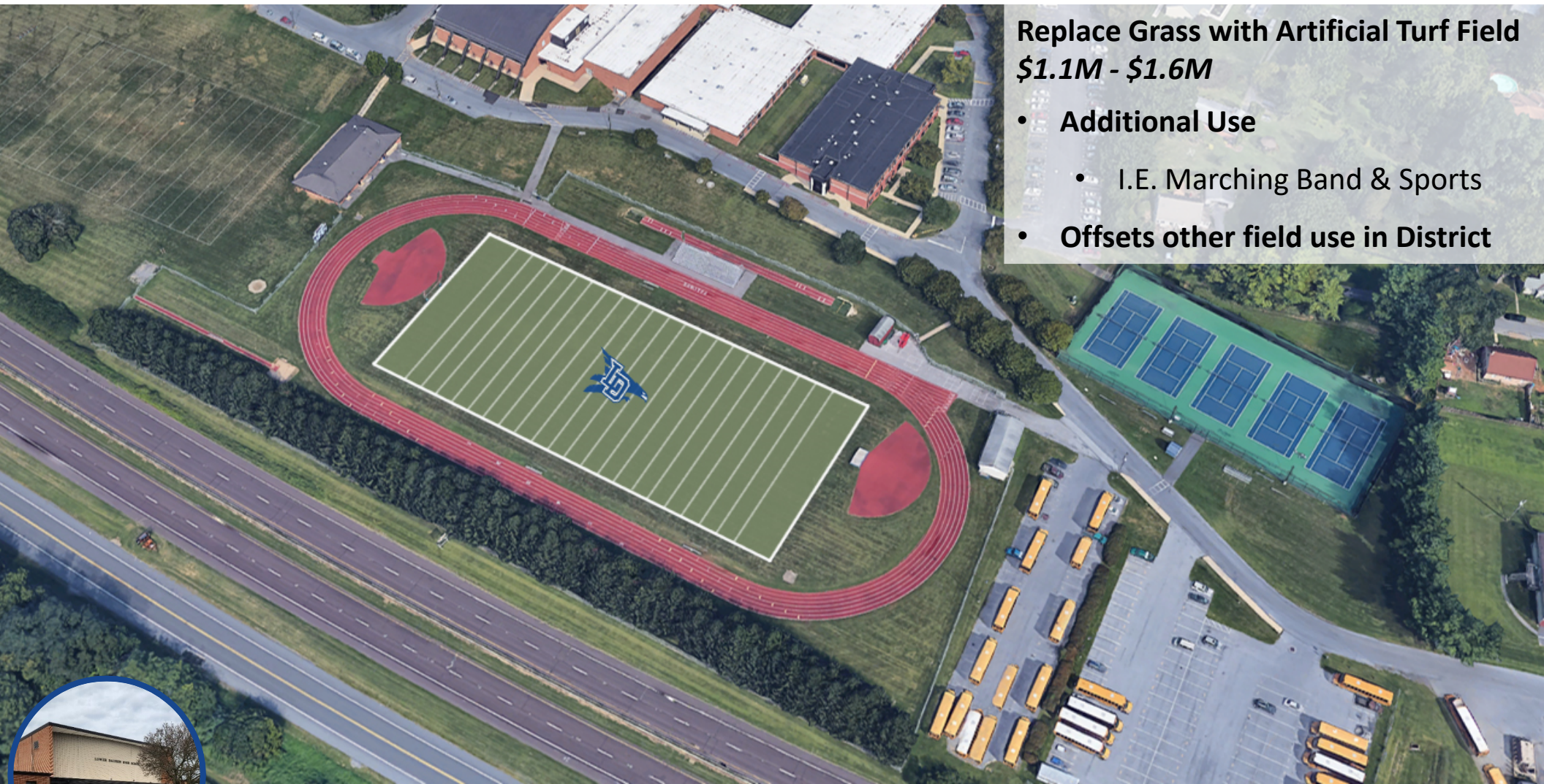
- Home Grandstands 2,000 seats (+1,300)
- Visitor Grandstands 1,000 seats
- Fieldhouses under grandstands (3,500 SF x 2)
 - Toilet Fixture est. (16 men + 29 women + 1 Family)
 - Locker Room(s) Football + other sports
 - Concessions Area
 - Field/Equipment Storage
 - Mechanical & Service Areas
- Paved Pedestrian Concourse
- Paved Sidewalk to DAC
- Fencing, & access points for new Pedestrian Concourse
- Tie-in to additional Middle School site work



Improvements to Falcon Fields



Draft Falcon Fields Timeline



Replace Grass with Artificial Turf Field
\$1.1M - \$1.6M

- **Additional Use**
 - I.E. Marching Band & Sports
- **Offsets other field use in District**



High School Turf Field



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IV. Project Estimates and Soft Costs

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Construction Budget Estimate

- Hard Costs (Material & Labor)
- Estimating Contingency
- Inflation (Escalation)



Soft Cost Estimate

- Professional Services
- Owner Contingency
- Owner Allowances
- Building Permits & Fees
- Site & Utility Related Fees



Project Budget

- Construction + Soft Costs

Project Soft Costs

	%	Soft Cost \$	X = Estimate (If No X then Actual)	Owner To Seek Proposal (If X)	Comments	Professional or Vendor
Professional Services - Based on Fees and Proposals						
Basic A&E Services			X		% of construction cost	RLPS Architects
Architectural Reimbursables			X		Estimated based on similar projects	RLPS Architects
Misc. Additional A&E Design Services			X		None anticipated at this time	RLPS Architects
Food Service Consultant - Add. Serv.			X		Additional A&E Service	RLPS Architects
Acoustical Consultant - Add. Serv.			X		Additional A&E Service	RLPS Architects
Leed/Sustainability Consult. -Add. Serv.			X		Additional A&E Service	RLPS Architects
Civil Engineering Professional Services				X		RLPS Architects
Traffic Summary			X	X		
Traffic Impact Study			X	X		
HOP Permitting and Design Fees			X	X		
Soils & Geotechnical Investigation			X	X		
Geotech - Private Utility Locator			X	X		
On-Site Geotechnical Representation			X	X		
Site Survey			X	X		
Set Missing Property Corners			X	X		
Wetland Determination			X	X		
Wetland Delineation			X	X		
Civil Engineering - Land Development			X			
Solicitor - Legal Services			X	X		
Financing Consultant						
Financing Costs						
Fundraising Consultant			X	X		
Pre-Construction Services (CM)			X	X		
Construction Management Services (CM)			X	X		
HARB Consultant			X	X	Historical Architecture Review Board	
Asbestos Abatement & Removal						
Asbestos Abatement Design			X	X		
Asbestos AHREA Air Monitoring			X	X		
Asbestos Abatement (Allowance)			X	X		
Commissioning (MEP Systems)			X	X		
Special Inspections & Testing Agencies			X	X		
Builder's Risk Insurance			X	X		
Construction Insurance (OCIP)				X		
Contingency & Allowances - Final Values to be Established by Owner						
Construction Contingency	0.050	\$0	X	X	% of Const. Est. - Owner to Confirm value	
Furniture, Fixtures & Equip.	0.050	\$0	X	X	% of Const. Est. - Owner to Confirm value	
Technology (A.V. & Comm.)	0.050	\$0	X	X	% of Const. Est. - Owner to Confirm value	
Building Permits & Fees - Determined by Authorities Having Jurisdiction						
Pre-Design Meetings			X		Estimated based on fee schedule	
Bldg. Plan Review Fee			X		Estimated based on fee schedule	
Bldg. Permit Fee			X		Estimated based on fee schedule	
HARB Review Fee			X		Estimated based on fee schedule	
Fire Alarm System Permit			X		Estimated based on fee schedule	
Sprinkler System Permit			X		Estimated based on fee schedule	
Plan Field Changes Review Fee			X		Estimated based on fee schedule	
UCC Mandated Education Fee (\$4.50)			X		Estimated based on fee schedule	
Field re-inspection fee for non-conforming work			X		Estimated based on fee schedule	
Building Inspection Fee; Non-Residential			X		Estimated based on fee schedule	
Site & Utility Related Fees - Based on Authorities Having Jurisdiction, Proposals or Invoicing by Service Provider						
Site Approval / Submission fees						
Borough Zoning Application Fee			X		Estimated based on fee schedule	
Zoning Permit / Variance			X		Estimated based on fee schedule	
Borough Submission Fees			X		Estimated based on fee schedule	
Borough Escrow for Engineer and Solicitor Reviews			X		Estimate based on fee schedule	
County Planning Commission Fees			X		Estimate based on fee schedule	
County Planning Dept. Submission Fee			X		Estimate based on fee schedule	
County Conservation District Fees			X		Estimate based on fee schedule	
County Conservation Clean Water			X		Estimate based on fee schedule	
PA Clean Water fee			X		Estimate based on fee schedule	
Sewer & Water Submission Fee			X		Estimate based on fee schedule	
Engineering Review Application			X		Estimate based on fee schedule	
Engineering Review Fees			X		Estimate based on fee schedule	
HOP Permit Fee / PennDOT fees			X		Estimate based on fee schedule	
Utility fees						
Gas - Connect / Disconnect			X	X	Final Fee to be determined, if any	Utility
Water - Connect / Disconnect			X	X	Final Fee to be determined, if any	Utility
Sanitary - Connect / Disconnect			X	X	Final Fee to be determined, if any	Utility
Electricity - Connect / Disconnect			X	X	Final Fee to be determined, if any	Utility
Telephone/Data/Comcast			X	X	Final Fee to be determined, if any	Utility
Total Estimated Soft Costs			XXXX		Note: These soft costs are estimates only, and are provided to assist the Owner in developing their total Soft Cost budget. Not all project soft costs may be reflected in this list and the Owner shall update and add values based on actual pricing, proposals, or services that they seek and receive.	
Percentage of Construction Cost	%	0.000				
Estimated Total Project Cost			XXXX		(Sum of Construction Costs and Estimated Soft Costs)	

Soft Cost Estimate

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- Owner Allowances
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Project Soft Costs

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Project Soft Costs



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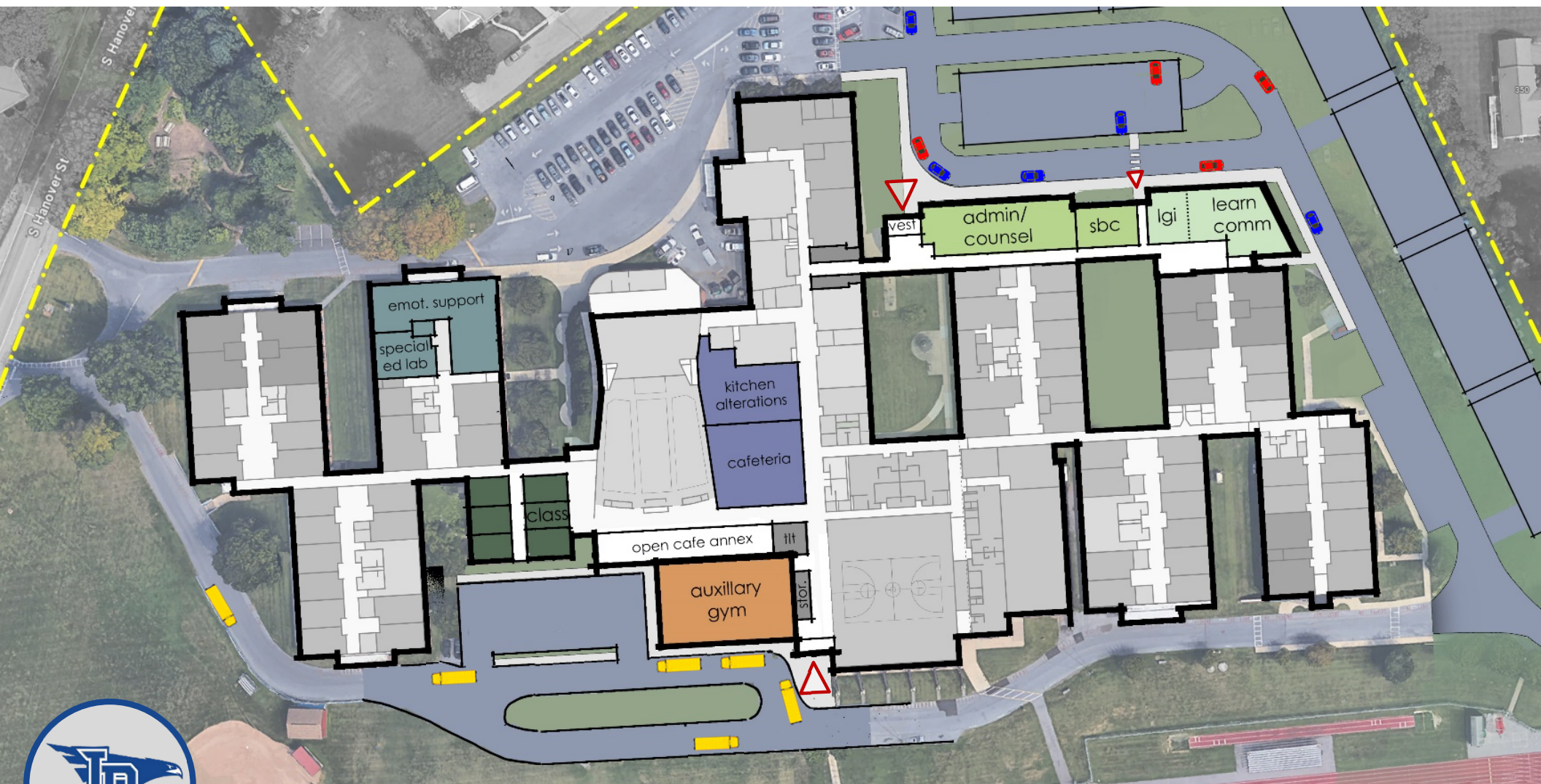
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High School : *Initial* Committee Recommendation



High School : *Initial* Committee Recommendation



New Operations Center: *Initial* Committee Recommendation



District Admin. Center : *Initial* Committee Recommendation



SOUTH HANOVER ELEMENTARY



EAST HANOVER ELEMENTARY



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Next Steps

- **2-10-2025: Board Meetings**
 - 5:00 pm – Physical Plant Committee
 - 7:00 pm – Regular Meeting
- **2-26-2025: Physical Plant Committee**
 - 10:00 am



Next Steps : *Phase 1*